



Helping *you* move



Greenacres, Oldcastle Lane, Cuddington, SY14 7AH

Offers in the Region of

£300,000

A three bedroom detached bungalow with great potential, set in a peaceful rural location with fantastic countryside views and just 1 mile from Malpas village. NO UPWARD CHAIN.

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Overview

- Three Bedroom Detached Bungalow
- Peaceful rural location with fantastic countryside views
- Just 1 mile from the bustling village of Malpas
- Requires updating but great potential
- Generous Driveway
- Detached Single Garage
- Lounge with doors to rear patio and views over fields
- Kitchen/Breakfast Room
- No Upward Chain
- EPC E, Council Tax Band D



Offered for sale with no upward chain, this three bedroom detached bungalow offers fantastic potential, perfect for those looking to create their dream home. Set in the heart of the South Cheshire countryside, the property boasts fantastic views over the surrounding fields, providing a serene and peaceful setting. Although requiring updating, it presents a wonderful opportunity to modernise and make it your own. It is perfect if you are looking for a rural location, yet it is only a mile from the bustling village of Malpas which has a great range of daily amenities and both primary and secondary schools. The accommodation includes an Entrance Porch leading into the Hallway, Lounge with doors that open onto the rear patio, offering lovely views over fields, Kitchen/Breakfast Room, lean-to Conservatory, Three good size Bedrooms and a Family Bathroom. The exterior includes a generous driveway, offering ample parking space, which leads to a single detached garage. There are lawned gardens to the front and side and a paved patio to the rear which overlooks the surrounding countryside, providing the perfect spot to unwind and enjoy the rural views. This bungalow offers immense potential and is an ideal choice for anyone seeking a peaceful rural lifestyle while still being close to amenities.

LOCATION

The property stands close to Malpas is a busy village in South West Cheshire, it enjoys the benefit of primary and secondary schools, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band D. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains electricity and water are available. LPG central heating. Private drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch take the A41 towards Chester. At Grindley Brook take the left turn towards Malpas. Upon reaching Malpas turn left at the cross which leads into Church Street. Proceed on the B5069 Wrexham road, continue on past the turning for Cuddington then take the left hand turn toward Oldcastle where the property can be found after a short distance on the left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

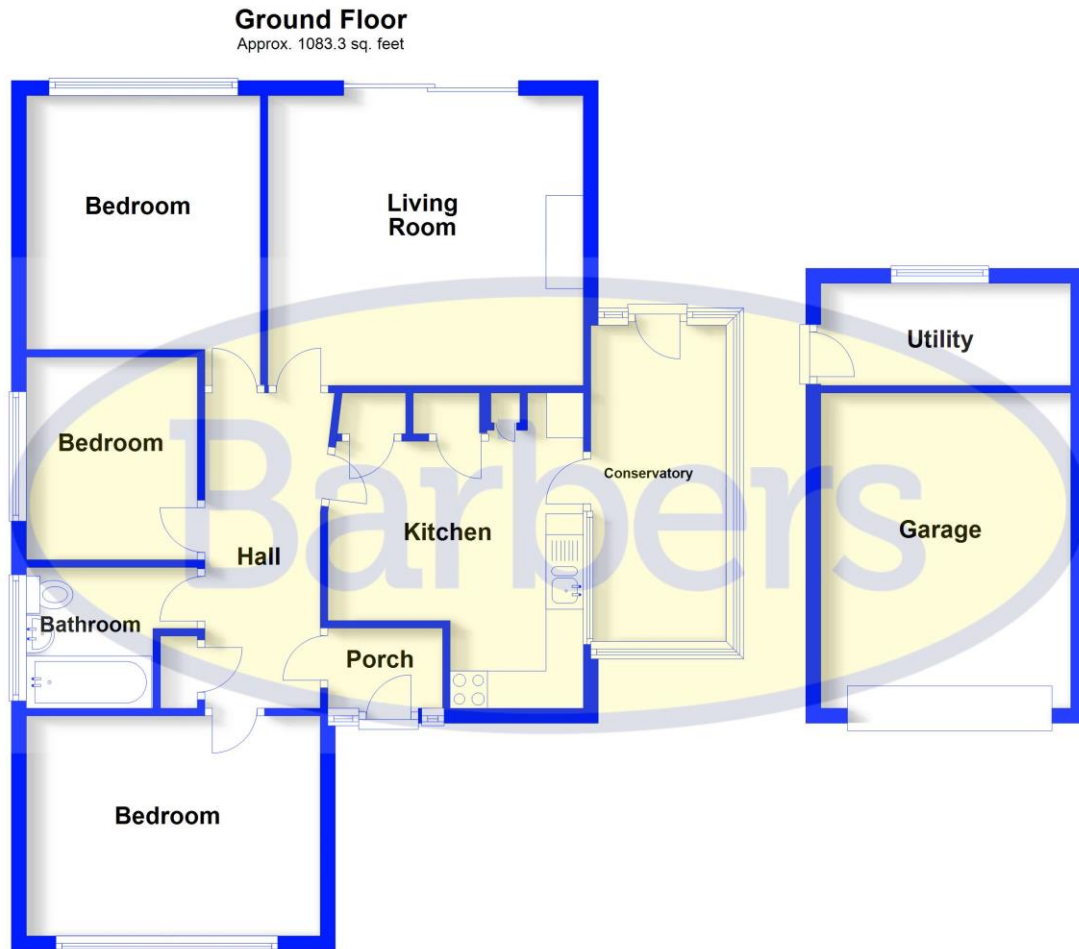
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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Total area: approx. 1083.3 sq. feet

LOUNGE

13' 9" x 12' 8" (4.19m x 3.86m)

KITCHEN/BREAKFAST ROOM

13' 9" x 11' 4" (4.19m x 3.45m)

LEAN TO CONSERVATORY

13' 0" x 4' 5" (3.96m x 1.35m)

BEDROOM ONE

13' 0" x 9' 7" (3.96m x 2.92m)

BEDROOM TWO

11' 3" x 10' 3" (3.43m x 3.12m)

BEDROOM THREE

8' 9" x 7' 4" (2.67m x 2.24m)

BATHROOM

7' 1" x 6' 2" (2.16m x 1.88m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.